

VILLAGE OF HUNTLEY
PLAN COMMISSION MEETING
Monday, May 12, 2014
MINUTES

5

CALL TO ORDER

Chairman Tom Kibort called to order the Village of Huntley Plan Commission meeting for May 12, 2014 at 6:32 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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PLEDGE OF ALLEGIANCE

Chairman Kibort led the Pledge of Allegiance.

ROLL CALL

15

PLAN

COMMISSIONERS: Commissioners Tim Hoeft, Lori Nichols, Terra Jensen, Robert Chandler, Vice Chair Dawn Ellison and Chairman Tom Kibort

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COMMISSIONERS
ABSENT:

Commissioner Ron Hahn

ALSO PRESENT:

Village Manager David Johnson, Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments There were no public comments.

5. Approval of Minutes

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A. Approval of the April 28, 2014 Plan Commission Meeting Minutes

A MOTION was made to approve the April 28, 2014 Plan Commission Meeting Minutes as written.

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MOVED: Vice Chair Ellison

SECONDED: Commissioner Hoeft

AYES: Commissioners Hoeft, Nichols, Jensen, Vice Chair Ellison and Chairman Kibort

NAYS: None

ABSTAIN: Commissioner Chandler

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MOTION CARRIED 5:0:1

6. Public Hearing

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A. Petition No. 14-5.1 – Consolidated School District 158, 13719 Harmony Road, Huntley, Illinois 60142 (Huntley High School Campus) - Public Hearing to consider a request for modification to the Special Use Permit for the Huntley High School Campus in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.068 et seq.

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Director Nordman reviewed a PowerPoint presentation outlining the subject request beginning with noting the petitioner is Consolidated School District #158, 650 Academic Drive, Algonquin, IL 60102 and the subject property location is the 125.73-acre parcel located at 13719 Harmony Road which includes the High School campus and Leggee Elementary campus.

Development History

5 Director Nordman continued stating that the District 158's Harmony Road Campus is subject to an Annexation Agreement entered into between the Village and the District on June 24, 1999. At the same time, Director Nordman noted that a Special Use Permit was approved by Ordinance No. 99-06-24-02 which allowed the use of the property for a campus school site.

10 The Agreement and Special Use Permit, Director Nordman pointed out, allowed the construction and operation of a secondary school, middle school, elementary school, athletic fields, and related educational and community uses on the property in accordance with site development plan. Furthermore, the School District is required to seek a modification of the Special Use Permit through the submission of an application to the Village of Huntley if any proposed development activity on the campus constitutes a modification of the original Special Use Permit and the accompanying site development plan.

15 Therefore, Director Nordman stated that in accordance with the Annexation Agreement, the proposed building additions and site improvements have been reviewed by the Village Manager and determined to be a modification of the original Special Use Permit and site development plan. Director Nordman added that review of the modification to the Special Use Permit shall be limited to determining if the proposed use of the campus is consistent with the original Special Use Permit which allows the construction and operation of a secondary school, middle school, elementary school, athletic fields, and related educational and community uses. Director Nordman also noted that building elevations provided are for informational purposes only and are not part of the formal review.

Existing Conditions

25 Director Nordman reviewed an aerial of the overall site which showed the high school in the center of the site, Leggee Elementary School to the northwest, along with the approximately 865 existing parking spaces adjacent to each of these facilities and the athletic fields to the south of the high school building.

Proposed Expansion

Director Nordman reviewed the project proposed by the petitioner including:

- 35 ▪ A field house and locker room addition
- Two-story classroom addition
- New main entrance addition
- Several modifications to the interior of the existing High School.

40 Director Nordman noted that proposed improvements to the campus also include the expansion and reconfiguration of staff, student, visitor and bus parking and reviewed PowerPoint slides including building elevations showing the proposed redesigned athletic field entrance and main entrance to the high school building.

Intersection Enhancements

45 Director Nordman stated that the District has been working with a traffic engineer and McHenry County to implement road and intersection enhancements that will facilitate improved access to the campus and that McHenry County recently approved a contract for the installation of temporary traffic signals at Main Street/Marengo Road and Harmony Road/Hemmer Road. Additionally, Director Nordman noted that construction of a new student access into the High School campus, along the east side of the site, is proposed to facilitate improved circulation on the campus.

Parking

5 Director Nordman pointed out that the Village's Zoning Ordinance requires one parking space for every five (5) students and that at full capacity the high school will have as many as 3,000 students, requiring 600 parking spaces. Director Nordman continued noting that the proposed site plan dedicates 1,050 parking spaces for the high school in addition to the 35 bus spaces.

Landscaping

10 Director Nordman reviewed a slide showing the proposed landscaping for the site including the planting of fourteen (14) Norway Spruce to be located at the southeast corner of the expanded parking lot, adjacent to Sun City while also noting that other landscaping will be limited to planters at the school's main entrance and the entrance to the field house.

Stormwater Management

20 Director Nordman acknowledged that the existing Huntley High School site, initially approved in approximately 1996, was governed by considerably less restrictive stormwater guidelines. However, Director Nordman stated that since that time the Village has adopted and enforces the more restrictive stormwater regulations included in the Kane County Stormwater Ordinance (KCSO) and has directed the Applicant's engineer to design the proposed improvements in accordance with the current KCSO while maintaining existing stormwater infrastructure where prudent.

25 Director Nordman continued, stating that the required stormwater detention volume required for the previous development will be maintained while stormwater detention volume required for the proposed disturbance activities will be in compliance with the current KCSO standards for all new paved and grassed areas. Furthermore, this required stormwater detention volume for the proposed improvements will be in addition to what was already required for the site under the previous less restrictive guidelines.

30 Director Nordman stated that the Village continues to work with the Applicant's engineer to determine the total detention volume required for the site as well as coordinating the analysis of the storm sewer system design and overland flow routes on the site.

Village Board and Plan Commission Concept Review

35 The Harmony Road campus expansion project was conceptually reviewed by the Village Board at a joint meeting with the District #158 School Board on January 21, 2014. Following a detailed presentation by the District's design team, the Village Board referred the project to the Plan Commission to begin their formal development review process including their conceptual review of the project on February 10, 2014.

40 Director Nordman pointed out that in addition to the Village Board and Plan Commission's conceptual review of the project, District #158 and the Village held an open house on Tuesday, April 29, 2014, that was attended by 52 neighboring property owners. Director Nordman noted that the open house provided an opportunity for neighboring property owners to learn more about the project and ask questions of District #158 staff and the project design team.

Action Requested

50 Director Nordman stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 14-5.1 – Consolidated School District 158, 13719 Harmony Road, Huntley, Illinois 60142 (Huntley High School Campus) - Public Hearing to consider a request for modification to the Special Use Permit for the Huntley High School Campus in accordance with the site plan that has been submitted to, and is

on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.068 et seq.

Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.

A MOTION was made to open the public hearing to consider Petition No. 14-5.1.

MOVED: Commissioner Hoeft
SECONDED: Vice Chair Ellison
AYES: Commissioners Hoeft, Nichols, Jensen, Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Chairman Kibort stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairman Kibort asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

David Johnson, Village of Huntley
Charles Nordman, Village of Huntley
Tim Farrell, Village of Huntley
Roger Schroepfer, AIA, Wold Architects and Engineers, 110 N Brockway St #220, Palatine, IL 60067
Esther Markquart, PE, W-T Engineering, 2675 Pratum Ave, Hoffman Estates, IL 60192
Douglas Renkosik, Director of Operations and Maintenance, CSD 158, 650 Academic Dr., Algonquin, IL 60102
Patricia Hemmer Braddock, 13305 West Main Street, Huntley, IL 60142
Anthony Fatigato, 13921 Harmony Road, Huntley, IL 60142
Joan Ekstrom, 11786 Windsor Drive, Huntley, IL 60142

Roger Schroepfer, the petitioner’s architect addressed the Plan Commission and offered to respond to any questions or concerns the Plan Commission or members of the audience had in regard to the proposed project.

Village Manager Johnson suggested fielding all concerns and questions raised from the audience regarding the proposed project under consideration this evening and then having the school district’s representatives address those concerns and questions in the order they were raised.

Patricia Hemmer Braddock, addressed the Plan Commission and read a prepared statement noting that her family has owned the farmland adjacent to the school property for over 100 years and that she is concerned of the negative impact the consolidated school district’s proposed development will have on her family’s property

including potential crop damage and erosion. Ms. Hemmer-Braddock noted that she wants assurances from the Army Corp of Engineers that the stormwater management plan for the site is satisfactorily designed.

5 Anthony Fatigato addressed the Plan Commission stated that his property on the west side of the school district property is also impacted by stormwater runoff that collects in his pasture land. Additionally, Mr. Fatigato also asked if the plans for the future Algonquin Road extension were incorporated into the proposed project under consideration this evening.

10 Director Nordman noted that the Algonquin Road extension is not an element included in the design of the project under consideration this evening.

15 Joan Ekstrom addressed the Plan Commission and asked what measures are being taken to protect the natural beauty and wildlife within the area between the school district's property and the Del Webb Sun City community where she resides.

Mr. Schroepfer, the petitioner's architect, stated that the access road proposed to provide student access to the site along the east side of the property will be curbed.

20 Mr. Renkosik, CSD #158 Director of Operations and Maintenance, stated that he was hired in 2002 and reviewed the history of the site since that time including description of a 100-year flood event in June of 2002 and the steps to be taken that will efficiently accommodate an event of this size in the future.

25 Ms. Markquart, the petitioner's engineer, noted that the site's current detention pond is undersized and that the project calls for increasing the height of the berm surrounding this feature, redirecting the emergency overflow to the creek to the north of Harmony Road.

30 Discussion ensued regarding the importance of focusing upon areas within and around the subject location that have historically had stormwater management issues and correcting these problems and eliminating the impact upon adjacent property as the project moved forward.

Vice-Chair Ellison noted her opposition of the subject request in light of the stormwater issues raised by the adjacent property owners and the potential negative impact to those adjacent properties to the north and east of the subject site.

35 Similarly, Commissioner Chandler stated that he also did not support the petitioners' request given the potential detrimental impact of the proposed project on adjacent properties.

40 In regard to the question about stormwater management issues to the west, Mr. Schroepfer acknowledged that no work is being performed that would affect the area to the west of the subject property.

In regard to aesthetics of the area between the subject property and Del Webb, Mr. Renkosik noted that the grade of the property will not change and the view the residents to the south have of the school today will be the same view that they will have following the project's completion.

45 **A MOTION was made to close the public hearing to consider Petition No. 14-5.1.**

50 **MOVED: Vice Chair Ellison**
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Nichols, Jensen, Chandler, Vice Chair Ellison
and Chairman Kibort
NAYS: None
ABSTAIN: None

MOTION CARRIED 6:0:0

A MOTION was made to recommend approval of Petition No. 14-5.1 – Consolidated School District 158, 13719 Harmony Road, Huntley, Illinois 60142 (Huntley High School Campus) - Public Hearing to consider a request for modification to the Special Use Permit for the Huntley High School Campus in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, all pursuant to the requirements of the Huntley Zoning Ordinance, including specifically Section 156.068 et seq. subject to the following conditions:

1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioner will comply with all final engineering revisions to be approved by the Village Engineer and Development Services Department.
3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management. The petitioner, its agents and assignees are responsible for not increasing the rate of stormwater runoff and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.

MOVED: Commissioner Hoeft
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Nichols, and Jensen and Chairman Kibort
NAYS: Vice Chair Ellison and Commissioner Chandler
ABSTAIN: None
MOTION CARRIED 4:0:2

7. Discussion

Director Nordman reminded the Plan Commission that the next scheduled Plan Commission meeting is Monday, June 9, 2014 at 6:30 p.m.

8. Adjournment

At 7:38 pm, a MOTION was made to adjourn the May 12, 2014 Plan Commission meeting.

MOVED: Vice Chair Ellison
SECONDED: Commissioner Nichols
AYES: Commissioners Hoeft, Nichols, Jensen, Chandler, Vice Chair Ellison and Chairman Kibort
NAYS: None
ABSTAIN: None
MOTION CARRIED 6:0:0

Respectfully submitted,
James Williams
Planner
Village of Huntley